

DRAFT
MINUTES
NEIGHBORHOOD ENHANCEMENT COMMISSION

REGULAR MEETING
Wednesday, December 1, 2004 – 5:30 PM
1st Floor, One Civic Center

Present: Chairman John Shultz
Vice Chair Badenoch
Commissioner Lisa Haskell
Commissioner Dick Kiesell
Commissioner John Horwitz
Commissioner Jim Pompe
Commissioner Christine Schild

Staff Present: Raun Keagy, Joanie Mead

Guests: Ron King
Mark Wood
Earl Eisenhower
Christina Renfro
William Mulvaney
Janice Evans
John Evans
Lourene Cork
Lu Rose Iacovina
Carol Chandler
Robert Hampton
Barbara Klein
Shelley Greenburg
Gordon Minier
Bob Bernstein
Christine Murphy
Heidi Brown
Rachel Burke
Barbara Williams
James Bertch
Liz Ingersoll
Nelson Farmer
Chad Stenerson
Nancy Cantor

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CALL TO ORDER/ROLL CALL

A regular meeting of the Neighborhood Enhancement Commission was called to order at 5:35 PM and members were present as stated above.

APPROVAL OF NOVEMBER 17, 2004 MEETING MINUTES

COMMISSIONER BADENOCH MOVED THAT THE MINUTES BE APPROVED AS WRITTEN. COMMISSIONER KIESELL SECONDED THE MOTION. MOTION PASSED 7-0.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM CONTINENTAL VILLAS (HOA 8-04).

Chris Murphy informed the commission that Continental Villas is a 216 unit townhouse development that was built in 1969. The HOA is requesting funds to remove grass around both of the pool areas and replace the grass with xeriscape. This would help the complex to lower water bills and conserve water. It would also help them to save in fence maintenance by keeping the water off the pool fencing. Ms. Murphy indicated that she had a difficult time obtaining bids from the project, but she did include a bid from the HOA's current landscaping company.

COMMISSIONER KIESELL MOVED THAT THE COMMISSION APPROVE THE REQUEST IN THE AMOUNT OF \$2500. COMMISSIONER SCHILD SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM CASA DEL CIELO (HOA 9-04).

Barbara Klein appeared before the commission to represent Casa del Cielo. She introduced three others with her: Shelly Greenberg, Gordon Minier and Bob Bernstein. She stated that it is a HOA made up of 150 homes built in 1986. Ms. Klein indicated that the request for funds was to upgrade the pool fence in the development to improve safety and to come in line with the new Maricopa County requirements to upgrade fence. She stated that the HOA could have done the project for a lesser cost but chose to maintain the look of the community by installing a little more expensive fence. She stated that the community has a lot of volunteers to assist with painting the fence. She referenced an article in the newspaper and

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stated that although the article said HOAs have until 2014 to come into compliance with the new Maricopa County ordinance, her HOA has to make the changes now due to the footholds being lower than that.

Commissioner Horwitz asks how many families live in the area. Ms. Klein stated that there were 150 with approximately 10-15 children. Commissioner Horwitz asked if the HOA will be suspending other improvements in order to complete the pool fence project. Ms. Klein replied that the HOA budgets for landscape improvements every year. The HOA is trying to put off those plans and put off replacing plants that have died in order to make up their portion of the money required to install the new pool fence.

Commissioner Haskell asked if the HOA has a reserve. Ms. Klein indicated that the HOA does not have an official reserve, but it does have an emergency fund that can be used for certain things. Commissioner Haskell asks if there is enough to cover something like the pool fence if they had to. Ms. Klein stated that she was not sure if the project would be completed without this funding.

Commissioner Shultz asked if the HOA would be able to cover the pool fence replacement without a special assessment.

Mr. Bernstein stated that one of the biggest concerns for the HOA is the irrigation system. The HOA is looking into replacing that system section by section. The money in the reserves would not cover that project. The HOA would have to assess quite a bit in order to do both.

Ms. Klein stated that two years ago there was a big crack in the community pool. That took much of the money in the emergency account.

Commissioner Horwitz asked what would happen if the request was declined. Ms. Klein stated that the money would have to come from other projects the HOA needs to complete bit by bit. She stated that there are also two eucalyptus trees that are dead and need to be removed, but there is no money available.

Ms. Klein stated that three years ago, the community went to low water usage plants. They did not remove the grass in the development.

Commissioner Haskell stated that she is sympathetic, but mentioned that her HOA has had to prioritize projects and take away from other projects to complete projects as they come up. She stated that she believes this is a maintenance issue and will not be supporting the application.

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Commissioner Shultz asked how long most of the residents have lived in their homes. Ms. Klein indicated that many have lived there for quite some time. Commissioner Shultz recommended that the HOA look into setting up a reserve account.

Commissioner Schild asked if the pool fence that is currently surrounding the pool is in good condition. Ms. Klein stated that it is. On a recent volunteer day, the community painted the fence. Commissioner Schild stated that there would not be a need to replace the fence if the county did not require it. Ms. Klein said that it is in perfect condition.

Commissioner Kiesell stated that he did believe this project was a capital improvement project rather than a maintenance issue. He stated that based on the merits of this case, he would be in favor of it.

Commissioner Haskell stated that she feels this is not a project that would benefit the neighborhoods around it. The particular HOA would benefit from the project. She said that if you have money in an emergency fund, this would qualify as an emergency.

Ms. Klein stated that Mr. Bernstein really under stated how bad the irrigation system is. She stated that the HOA patches approximately 200 leaks a year in the irrigation system.

Commissioner Horwitz stated that he will support the request. He asked that the HOA not forget to repair the irrigation system.

Commissioner Schild stated that she did not understand the argument that replacement of the pool fence would not benefit the entire community as much as xeriscaping would benefit the entire community. She stated that as a mother of three boys, she knows they have a habit of trying to climb fences to get into pools. This development is not a gated community. To correct what the county says is an unsafe situation is as much benefit to the community as xeriscaping or other projects would be.

Chairman Shultz stated that he believes that given the guidelines the commission has in place right now, the application does fit the guidelines. He mentioned that the commission does review the guidelines each year.

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COMMISSIONER BADENOCH MOVED THAT THE COMMISSION APPROVE THE REQUEST IN THE AMOUNT OF \$2500 FOR THE FENCE IMPROVEMENTS. COMMISSIONER HORWITZ SECONDED THE MOTION. MOTION PASSED 6-1.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM PARK ORLEANS (HOA 10-04).

Robert Hampton, President of the Park Orleans HOA, a 76 unit development, told the commission that the proposed project was to remove the grass from some areas in the community and replace it with low water plants. He stated that they do have a reserve account, but the community has a \$70,000 roof project coming up in January and a \$25,000 painting job next summer. He stated that his community is also had to make some changes to the pool fence in their community as well. He stated that without the aid from the city, the community probably will not proceed with the project.

COMMISSIONER POMPE MOVED THAT THE COMMISSION APPROVE THE REQUEST IN THE AMOUNT OF \$2500. COMMISSIONER HORWITZ SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM CASA SERENA (HOA 11-04).

Lu Rose Iakovino and Carol Chandler addressed the commission on behalf of the Casa Serena Development. It is a 45 unit development. Ms. Iakovino informed the commission that the proposed project is to improve the entrance to the development. She stated that this is a safety and traffic problem. A few years ago, a fatal accident occurred right at the entrance to the development. Ms. Chandler stated that the proposal would upgrade the night lighting at the entrance as well as to upgrade the island. This will make it safer for vehicles to enter and exit the property. It will also enhance the entrance to the community.

Commissioner Haskell stated that she had read that the signs had been vandalized in the past. She asked if the proposed lighting will be sturdy.

Ms. Chandler indicated that the lighting has a 10 year warranty and is made of copper. She said it will be very substantial.

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COMMISSIONER KIESELL MOTIONED THAT THE COMMISSION APPROVE THE REQUEST IN THE AMOUNT OF \$1200.00. COMMISSIONER SCHILD SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM VILLA MADERA (HOA 12-04).

Mark Wood represented Villa Madera, a community that was built in 1979. The requested funding is to replace tiled awnings over the windows on the complex with blue Sunbrella awnings. He stated that the project was both to improve aesthetics as well as a safety issue. The tiles are original from 1979 and some of them are cracked. Total cost for the project is \$2200. \$500 of that amount is contingency in case there is stucco damage when the tiles are removed.

Commissioner Schild asked if any of the awnings have fallen off. Mr. Wood stated that some tiles have fallen off, but none of the awnings have completely collapsed. That is the concern of the HOA. Mr. Wood stated that they keep two, \$1000 insurance deductibles in their account. They had a large assessment this year to seal the parking lot and replace termite damage around the windows. That was a \$1200 assessment per unit. The HOA just voted last month to increase the monthly assessment to build a reserve fund.

Commissioner Haskell commended Mr. Wood for raising the maintenance fees and starting a reserve fund.

Chairman Shultz asked if there is a warranty on the Sunbrella product. Mr. Wood stated that there is a 10 year warranty.

Commissioner Pompe asked the commission members what would happen if the contingency money was not used. Mr. Wood stated that the HOA does not submit the invoice or get reimbursed until the project is completed. The invoice will reflect what is actually spent on the project and won't include the contingency money unless it was actually spent.

Ms. Mead informed the commission that in a case where an applicant is making a request that might have been reviewed by the planning commission or development review board in the past, she is requesting that they work with staff in the Planning and Development Services Department to make sure that the color modifications are in line with whatever stipulations might have been outlined in the original case.

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COMMISSIONER BADENOCH MOVED THAT THE COMMISSION APPROVE THE REQUEST IN THE AMOUNT OF \$1094.50. COMMISSIONER HASKELL SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM CASA
BUENA (HOA 13-04).

Chad Stenerson, President of the HOA, told the commissioner that the HOA feels that their entrance is looking tired compared to the other communities surrounding them. He stated that the HOA has never had any wiggle room in their budget to make these type of improvements. Mr. Stenerson stated felt that while the community was working to improve the curb areas on the perimeter roads, they could also convert some areas to xeriscape. He stated that about \$10,000 of the HOA's operating budget is for water and maintenance of the grass areas. Mr. Stenerson also has requested that residents with mature desert landscaping donate plants to assist with the project. The residents agreed to assist with that part of the project.

Commissioner Kiesell stated that the city has a great interest in reducing the consumption of water and he congratulated the HOA on taking the initiative to conserve water. He asked if the development had separate meters for potable versus irrigation water. Mr. Stenerson stated that there is no drinking water where the project would be completed, so the only meter there serves the irrigation lines. He stated that they have shut off the irrigation for the last couple months and have already realized some savings.

Commissioner Haskell asked if there would still be a large percentage of grass on the property once the conversion is made. Mr. Stenerson replied that there wouldn't be any grass once the project is completed.

COMMISSIONER KIESELL MOVED THAT THE COMMISSION APPROVE THE REQUEST FOR FUNDS IN THE AMOUNT OF \$2500. COMMISSIONER HORWITZ SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM CASITAS
CHAPPARAL (HOA 14-04)

Lourene and Gary Cork addressed the commission on behalf of the HOA. Ms. Cork stated that the center fountain area in the community is a hazard. The fountain is

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original to the 108 unit development that was built in 1975. The fountain is cracked and leaks. The proposed project will remove the fountain, surrounding pond and grass. The area will be replaced with granite and low maintenance plants. This will help make the area safer and reduce the problem with mosquitoes and algae.

Chairman Shultz asked if all the neighbors were in agreement regarding the removal of the fountain. Ms. Cork stated that everyone was in agreement. The fountain has been out of use for two or three years.

Commissioner Haskell asked if the HOA has the ability to complete a project on its own. Ms. Cork stated that there is a reserve fund, but there is a lot of rotting wood on the property that needs to be replaced. Also, a couple of years ago, the HOA did a big assessment to replace all the roofing.

Commissioner Shultz asked if the community started a reserve fund when the assessment was made a couple of years ago.

Ms. Cork stated that the amount was over and above the reserve fund.

COMMISSIONER POMPE MOVED THAT THE COMMISSION APPROVE THE REQUEST FOR FUNDS IN THE AMOUNT OF \$1,175. COMMISSIONER KIESELL SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

**PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM LA
MARIPOSA VILLAS III (HOA 15-04).**

Bill Mulvaney and Chris Renfro represented the 68 home community. The proposed project is to improve the front entrance to the property by converting it to xeriscape. The project will also lower the retention basin to help with the collection of water. Mr. Mulvaney stated that the HOA has recently established a reserve fund.

Commissioner Shultz asked if the neighborhood requested NEC funds for a prior project to build a channel across the property. Mr. Mulvaney said that the commission did assist in building a cement channel that helps to keep the water from ponding in the street. He stated that the HOA is not only thankful, but also a great believer in the NEC program.

Chairman Shultz asked how the group found the new application process. Mr. Mulvaney stated that the process was better. He complimented Joanie Mead on her

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efforts to educating and bringing people together during the seminars. He felt that the process is now so smooth and professional this time around.

Commissioner Haskell asked if the homeowners had a say in the selection of plants. Mr. Mulvaney stated that the landscaper had given the HOA a palette of plants and the homeowners will now have a chance to choose which plants will be used.

Commissioner Schild stated that she thought the ponding water in the detention basin is quite an eyesore and that it sets the tone for the entire community.

COMMISSIONER POMPE MOVED THAT THE COMMISSION APPROVE THE REQUEST FOR FUNDS IN THE AMOUNT OF \$1850. COMMISSIONER BADENOCH SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM LAGUNA
SAN JUAN (HOA 16-04)

Earl Eisenhower stated that the request from Laguna San Juan HOA was regarding pool fencing. Laguna San Juan is located right on the greenbelt. The development has had problems with vandals entering pool area to swim, vandalize and even sleep in the clubhouse. The existing pool fence is constructed with 36 inch high block pillars with metal pickets. A person can easily step over the pillars and enter the pool area. Mr. Eisenhower stated that they are concerned about the safety and liability of the pool fence.

Commissioner Horwitz asked if anything has been done to protect from vandalism. Mr. Eisenhower indicated that some motion lighting has been installed. Commissioner Horwitz asked if springs and locks have been installed on the doors. Mr. Eisenhower stated that they have been installed but that people jimmy them open.

Commissioner Horwitz stated that he wants to make sure that the gates close and lock. He asked how many families with children live in the development. Mr. Eisenhower stated that there are 10-12 families with children and many grandchildren who visit.

Commissioner Kiesell stated that he felt Laguna San Juan was one of the best kept properties in Scottsdale and he complimented Mr. Eisenhower on his efforts.

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Commissioner Haskell asked if the HOA has the ability to fund this project without NEC funds. Mr. Eisenhower stated that they do, but it would detract from other projects. The HOA is having problems with the irrigation system and has recently had to repair the electrical system in the clubhouse.

Commissioner Schild emphasized that the pool in the Laguna San Juan development does have considerable public exposure. She stated that she feels that it is a grave concern that needs to be addressed.

COMMISSIONER BADENOCH MOVED THAT THE REQUEST FOR FUNDS IN THE AMOUNT OF \$2500 BE APPROVED. COMMISSIONER HORWITZ SECONDED THE MOTION. MOTION PASSED 6-1.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM
SCOTTSDALE PARK VILLAS (HOA 17-04).

Bryan Bergman represented Scottsdale Park Villas. Mr. Bergman stated that the HOA was requesting funds to remove eucalyptus trees. He stated that the trees were a safety concern and that removing them would result in water conservation. Mr. Bergman stated that the large trees consume a hectare of water, ¼" thick. The other two trees consume about half that much water.

Chairman Shultz asked if the HOA would be replanting trees in place of the ones being removed. Mr. Bergman stated that they are not considering that at this time. He also indicated that there is total agreement in the association for removing the trees. Commissioner Kiesell asked if they have had a problem with limbs falling off the trees and Mr. Bergman indicated that they have.

Commissioner Badenoch stated that she has a eucalyptus tree that is about the same age and that it does not use that much water. She also expressed concern that the trees are not being replaced.

Mr. Bergman said that trees will be considered for the future, but are not being considered now because of money. The community has a reserve with enough money to cover approximately half of the project. He stated that if the funds are not approved, the project will most likely be postponed.

COMMISSIONER KIESELL MOVED THAT THE COMMISSION APPROVE THE REQUEST FOR FUNDS IN THE AMOUNT OF \$2,500. COMMISSIONER POMPE SECONDED THE MOTION. MOTION PASSED 5-2.

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PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM THE
COLONY AT SCOTTSDALE (HOA 18-04).

Ron King represented the HOA stating that the request is for the replacement of a pool fence. The fence was built in 1978 or 1979. The fence will be replaced with an off-white fence to match the rest of the complex. He reported that the HOA has quite a bit of money in the bank, a total of about \$82,000. Last year the HOA put about \$10,000 into irrigation systems and tree problems. The HOA also has a xeriscape project in the range of \$32,000 coming up. They also have other issues to include concrete subsidence that will cost approximately \$5,000 – 10,000; seal coat for the streets next year of about \$25,000 and a project to change the door from the clubhouse to the pool in the amount of \$5,000. There are 88 homes in the houses and about 20 kids.

Commissioner Kiesell stated that he was concerned that the contractor selected had given a price that was about half the cost of the other bids. He questioned whether the contractor understood the project.

Mr. King stated that the property manager had used this contractor before and he was well recommended.

COMMISSIONER POMPE MOVED THAT THE COMMISSION APPROVE THE REQUEST FOR FUNDS IN THE AMOUNT OF \$2500. COMMISSIONER BADENOCH SECONDED THE MOTION. MOTION PASSED 6-1.

PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM
SCOTTSDALE TRAILS (HOA 19-04).

Natalie Barwick and Christie Garrett represented the Scottsdale Trails development. The proposal is to remove approximate 5000 square feet of turf and to replace it with xeriscaping. This would be along the north and south side of Bellevue Street. The plants would be allowed to grow in their natural state and would not be pruned. Not only will the project conserve water, but it will also help keep the water away from the stucco on the buildings and keep the cable boxes from rusting.

Commissioner Kiesell noted that the bid selected was at \$2 per foot. Ms. Barwick stated that contractor is the new landscaper for the community. She said that they spelled out the project in detail. She also stated that the landscape committee has

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selected plants for the project. They have publicized the project in the Scottsdale

Trails newsletter. She noted that this is the first phase of the turf removal project. The HOA would like to do another 2,000 square feet eventually.

COMMISSIONER KIESELL MOVED THAT THE COMMISSION APPROVE THE REQUEST FOR FUNDS IN THE AMOUNT OF \$2500. COMMISSIONER HORWITZ SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Ms. Barwick thanked the commission and commended Joanie Mead for her assistance in answering questions during the application process.

**PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM
HERITAGE EAST (HOA 19-04)**

Barbara Williams and Jim Bertch represented Heritage East. Ms. Williams stated that the requested funds are to xeriscape the entrance at 60th Street. The HOA is made up of many residents on fixed incomes, so they are reluctant to increase monthly dues. Recently, the HOA's reserve account has been used to pay for other expenses.

Ms. Williams stated that the HOA is very particular about the maintenance of the properties. Homeowners are expected to maintain the homes on their own. The HOA wants to encourage that by keeping the dues consistent.

COMMISSIONER HORWITZ MOVED THAT THE COMMISSION APPROVE THE REQUEST FOR FUNDS IN THE AMOUNT OF \$2500. COMMISSIONER HASKELL SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

**PRESENTATION AND POSSIBLE COMMISSION ACTION ON A
NEIGHBORHOOD ENHANCEMENT PARTNERSHIP REQUEST FROM
OLIVEWOOD TOWNHOMES (HOA 21-04).**

Rachel Burke and Heidi Brown represented Olivewood. Olivewood is a townhouse association of 28 homes. Ms. Burke stated that the HOA has already mended the pool fence, removed a tree, paved the complex and fixed the roof. The requested funds are to xeriscape current turf areas as well as to install security lighting.

Ms. Brown stated that the residents in the complex have had several car break-ins recently.

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Commissioner Horwitz suggested that the HOA approach city staff if there is a concern about street lighting. Chairman Shultz indicated that the HOA should talk with the police department and have them do a safety walkthrough for the property.

COMMISSIONER KIESELL MOVED THAT THE COMMISSION APPROVE THE REQUEST FOR FUNDS IN THE AMOUNT OF \$2,500. COMMISSIONER HASKELL SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

Commissioner Kiesell complimented the Joanie Mead and Raun Keagy on their efforts preparing the applicants for the program. Mr. Keagy stated that Joanie Mead was the lead on the project and echoed the compliments she received from the program participants.

STAFF AND COMMISSION UPDATES (A.R.S. 38-431.02 (K))

Commissioner Haskell informed the commission that she was holding a neighborhood meeting on January 13, 2005 at 7:00 pm. It will be held at the Scottsdale Baptist Church. She would like to have people from the commission come and talk about the programs that are available.

Commissioner Badenoch commented on the validating experience she felt tonight as a result of the number of applicants and their genuine appreciation of the city's efforts through this program.

Commissioner Kiesell asked how many Rock the House homes have been completed. Ms. Mead said that about 25 homes have been completed and many others are in the works now. Mr. Keagy explained the Rock the House program to new commissioners.

Commissioner Badenoch stated that she wished the commissioners had a list of the different programs they fund in addition to traditional NEC funding requests.

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Commissioner Horwitz stated that Commissioner Badenoch's statement was a huge understatement. He said there is much more good will done than good dollars spent. He said that in approving the project tonight, they have probably affected

30,000 people. Commissioner Schild echoed his sentiments adding that in addition to the NEC funds, each of the participants would be making their own investment in the community.

Commissioners and staff discussed different methods of publicizing the Neighborhood Enhancement Commission programs to include direct mailings, public service announcements and programs on Channel 11.

NEXT MEETING DATE AND FUTURE AGENDA ITEMS

The next meeting date will be January 5, 2004 at 5:30 pm—unless otherwise determined due to the Hoiday.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:35 PM.

Respectfully submitted,

Julie Conway
Recording Secretary